



COCHISE COUNTY
COMMUNITY DEVELOPMENT
"Public Programs...Personal Service"

MEMORANDUM

TO: Cochise County Board of Supervisors
THROUGH: Michael Ortega, County Administrator
FROM: Beverly J. Wilson, Planning Director
SUBJECT: Docket R-15-01—Adopt the 2012 International Building Code Suite as the Cochise County Building Safety Code
DATE: January 9 for the January 27, 2015 Meeting

I. Building Code Advisory and Appeals Board

At their annual meeting on September 9, 2014, the Cochise County Building Code Advisory and Appeals Board discussed Docket BC-14-02, staff's proposal to adopt the 2012 Series of I-Codes, commonly known as the Cochise County Building Safety Code. They voted unanimously to send a recommendation for approval to the Board of Supervisors including staff is proposed changes.

The BCAAB also recommended the addition of the International Property Maintenance Code to this suite of codes, as it would be beneficial throughout the County in dealing with blighted properties. Staff has completed further investigation into the implications of adopting this Code, and is recommending that the Board consider the Property Maintenance Code separately from Docket R-15-01 at a later date.

II. Background

On December 14, 2004, the Board of Supervisors approved Resolution 04-117 which included the adoption of a revised fee schedule and an implementation schedule for the Building Codes. The Code Council wrote the International Building Codes in a manner that allows jurisdictions to amend the codes to more accurately reflect local construction practices. Exhibit D of the 2004 Resolution outlined each amendment to the International Code Series to reflect Cochise County's specific requirements, practices and vernacular.

The Board of Supervisors held a Work Session on December 2, 2014 to discuss the adoption of the 2012 I-Code Series with staff. Supervisors English and Searle were present and learned that both Sierra Vista and Benson have adopted this updated set of Codes. Staff has garnered support from architects, design professionals, homebuilders and other contractors who currently use this code within the jurisdictional limits. Mr. Mike Izzo, Building Official, also informed the Board of Supervisors that the International Codes are updated for consistency and clarification every three years. The cost in training staff and in purchasing the required Code Books is the major reason that staff has waited to move forward to the 2012 Codes, choosing to by-pass both the 2006 and 2009 Codes. The 2015 Codes are currently in-cycle and being developed for a release later this year. By adopting the 2012 Code series Cochise County can benefit from the experiences of those

jurisdictions that adopt the new 2015 codes immediately upon their release. For example the Sierra Vista City Council recently reversed their adoption of the 2012 Energy Code, reverting to the 2006 Codes when it was determined that the newer code was cost prohibitive. Staff is proposing to use this experience and to follow suit by deleting the cost prohibitive language also.

In each update of the Code Series, the language is simplified and new building materials are identified and added. The ongoing use of the Codes and the experiences that contractors relay to the Code Council are the basis for updating these documents. It is staff's goal to assist the development community as much as possible and staff believes the adoption of the 2012 Codes will be a benefit to them.

The 2004 Adoption included a three-phase implementation schedule. For this update however, staff is not recommending a phased implementation but rather is requesting that this adoption be mandated countywide beginning June 1, 2015. This will allow sufficient time for staff training, and an opportunity to prepare the development community for this update.

Staff was directed during a work session in 2013, to combine all fees being charged by the Planning Division into an easy to understand schedule. The proposed Cochise County Planning, Zoning, and Building Safety Fee Schedule, including the Building Code Fees, the Environmental Health Fees, and all of the fees previously adopted by the Board for the Planning Division is nearly complete. It will be presented to the Board with a separate Resolution for consideration at a later date.

III. Public Input

The proposed adoption of the 2012 Series of International Codes was advertised on the Agenda of the Building Code Advisory and Appeals Board. No members of the public attended the September meeting and to date staff has received one inquiry regarding content of these codes, with no comment thus far.

V. Conclusion

Staff is recommending that the Board of Supervisors consider adopting the 2012 International Building Codes and other related codes as amended, to be known as the Cochise County Building Safety Code, with an implementation date of June 1, 2015.

VI. Attachments

Exhibit A: Specific Code Adoption Including Appendices and Amendments.